

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Steven P. Messler  
Debtor

Case No. 17-00437-JJT  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0314-5

User: PRadginsk  
Form ID: pdf010

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 05, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Apr 07, 2017.

db +Steven P. Messler, 2173 Sanctuary Drive, East Stroudsburg, PA 18302-9021

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 07, 2017

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on April 5, 2017 at the address(es) listed below:

James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com  
John J. Martin on behalf of Debtor Steven P. Messler jmartin@martin-law.net,  
kmartin@martin-law.net; nmundy@martin-law.net; jashley@martin-law.net; mmacleary@martin-law.net  
United States Trustee ustpreion03.ha.ecf@usdoj.gov  
William G Schwab (Trustee) schwab@uslawcenter.com,  
wschwab@iq7technology.com; ecf@uslawcenter.com

TOTAL: 4

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

**IN RE: Steven P. Messler**

**Debtor**

**BANK OF AMERICA, N.A.**

**Movant**

**vs.**

**Steven P. Messler**

**Debtor**

**William G. Schwab Esq.**

**Trustee**

**CHAPTER 7**

**NO. 17-00437 JJT**

**11 U.S.C. Sections 362 and 1301**

**ORDER**

Upon consideration of Movant's Motion for Relief from the Automatic Stay, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 2173 Sanctuary Drive F/K/A 75-76 Overlook Drive F/K/A 202 Leisure Lands, East Stroudsburg, PA 18302 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

**By the Court,**



John J. Thomas, Bankruptcy Judge  
(PAR)

Dated: April 4, 2017